



To the Honorable Council
City of Norfolk, Virginia

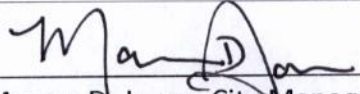
May 10, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception to operate an eating and drinking establishment at 245 Granby Street
– Luce**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-10**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate an eating and drinking establishment.
- IV. **Applicant: Tony Caruana**
- V. **Description:**
 - The site is located Downtown at the northwest corner of Granby Street and W. Tazewell Street.
 - The applicant proposes to allow a new owner to operate Luce, an existing eating and drinking establishment, and add outdoor dining on W. Tazewell Street.

| | Previous | Proposed |
|--|---|--|
| Hours of Operation and for the Sale of Alcoholic Beverages | 11:00 a.m. until 2:00 a.m., Seven days a week | Same |
| Seating Capacity | 34 seats indoors 0 seats outdoors 49 total capacity | 29 seats indoors 12 seats outdoors 56 total capacity |

VI. **Historic Resources Impacts**

- The site is located within the Downtown Historic Overlay District (HO-D) and is a contributing structure.
- Any modifications to the exterior of the building would be subject to Architectural Review Board approval for a Certificate of Appropriateness.

- The outdoor dining area requires an encroachment from the Architectural Review Board, City Planning Commission, and City Council.

VII. Public Schools Impacts

The site is located in the Tidewater Park Elementary School, Blair Middle School and Maury High School Attendance Zones.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated April 28, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: April 28, 2016

60 Executive Secretary: George M. Homewood, FAICP, CFM *Zm w 44*

Planner: Chris Whitney, CFM *CW*

| | | |
|----------------------|------------------------|--|
| Staff Report | Item No. 14 | |
| Address | 245 Granby Street | |
| Applicant | Luce | |
| Request | Special Exception | Eating and Drinking Establishment |
| Property Owner | 245 Granby Street, LLC | |
| Site Characteristics | Site Area/Space | 7,350 sq. ft./5,299 sq. ft. |
| | Future Land Use Map | Downtown |
| | Zoning | D-3 (Freemason/Granby Conservation and Mixed Use) and HO-D (Downtown Historic Overlay) |
| | Neighborhood | Downtown |
| | Character District | Downtown |
| Surrounding Area | North | D-3: The Tazewell Hotel, JuiceBar Juices |
| | East | D-3: Tap It Local |
| | South | D-3: Brick Anchor Brew-House |
| | West | D-3: The Tazewell Hotel, Harbor Heights |



A. Summary of Request

- The site is located Downtown at the northwest corner of Granby Street and W. Tazewell Street.
- The applicant proposes to allow a new owner to operate Luce, an existing eating and drinking establishment, and add outdoor dining on W. Tazewell Street.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

C. Zoning Analysis**i. General**

- The site is located in the D-3 district, which permits the proposed use by special exception.

| | Previous | Proposed |
|--|---|--|
| Hours of Operation and for the Sale of Alcoholic Beverages | 11:00 a.m. until 2:00 a.m., Seven days a week | Same |
| Seating Capacity | 34 seats indoors 0 seats outdoors 49 total capacity | 29 seats indoors 12 seats outdoors 56 total capacity |

- Special exception history:

| City Council Approval | Applicant | Request |
|-----------------------|-----------|---|
| 1999 | Empire | Initial application |
| 2013 | Luce | Eating and Drinking Establishment |
| Pending | Luce | <ul style="list-style-type: none">• Change of owner/operator• Add outdoor dining |

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X (Shaded) Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that this restaurant will generate 24 fewer vehicle trips per day by decreasing total indoor seating at this location by five seats below currently approved levels.
- This downtown site has good transit accessibility served with both frequent bus service and also light rail available at the nearby Monticello station.
- Granby Street adjacent to the site is an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District (HO-D) and is a contributing structure.
- Any modifications to the exterior of the building would be subject to Architectural Review Board approval for a Certificate of Appropriateness.
- The outdoor dining area requires an encroachment from the Architectural Review Board, City Planning Commission, and City Council.

F. Public Schools Impacts

The site is located in the Tidewater Park Elementary School, Blair Middle School and Maury High School Attendance Zones.

G. Environmental Impacts

There are currently no opportunities for landscaping site improvements to this existing site.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

Over the past year, there have been 22 calls for police service at this site with no arrests made.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

- Notice was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on March 16.
- An email of no objection was received from the Downtown Norfolk Civic League on March 16.

L. Communication Outreach/Notification

- Legal notice was posted on the property on March 22.
- Letters were mailed to all property owners within 300 feet of the property on April 15.
- Legal notification was placed in *The Virginian-Pilot* on April 14 and April 21.

M. Recommendation

Staff recommends **approval** of the special exception request subject to the conditions below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. until 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 29 seats indoors, 12 seats outdoors, and the total occupant capacity, including employees, shall not exceed 56 people.
- (c) No smoking shall be permitted anywhere in the outdoor dining area.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.

- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

Email of no objection from the Downtown Norfolk Civic League

Proponents and Opponents

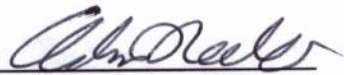
Proponents

Rick Henn – Representative
1400 Granby Street, Unit 407
Norfolk, VA 23510

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "LUCE" ON PROPERTY LOCATED AT 245 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Tony Caruana authorizing the operation of an eating and drinking establishment named "Luce" on property located at 245 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property located on the northwest corner of Granby Street and West Tazewell Street fronting 20 feet, more or less, along the eastern line of Granby Street and 60 feet, more or less, along the northern line of West Tazewell Street; premises numbered 245 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. until 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 29 seats indoors, 12 seats outdoors, and the total occupant capacity, including employees, shall not exceed 56 people.
- (c) No smoking shall be permitted anywhere in the outdoor dining area.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the

operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in

"Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not

substantially diminish or impair the value of the property within the neighborhood in which it is located;

- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (3 pages)



EXHIBIT "A"

Description of Operations Eating and Drinking Establishment

Date

3/14/16

Trade name of business

LUCE

Address of business

245 GARAGE ST

Name(s) of business owner(s)*

Name(s) of property owner(s)*

Buddy GADAR

Daytime telephone number ()

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Weekday From 11:00 To 2:00

Friday From 11:00 To 2:00

Saturday From 11:00 To 2:00

Sunday From 11:00 To 2:00

Alcoholic Beverage Sales

Weekday From 11:00 To 2:00 AM

Friday From 11:00 To 2:00 AM

Saturday From 11:00 To 2:00 AM

Sunday From 11:00 To 2:00 AM

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises

☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer

☒ Wine

☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

Exhibit A – Page 2
Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

Exhibit A – Page 3

Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

Signature of Applicant

Exhibit A – Floor Plan(s) Worksheet Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Outdoor seating
 - Total maximum capacity (including employees)

Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

$$\begin{array}{r} 13 \\ - 16 \\ \hline 3 \end{array}$$

b. Outdoor

Number of seats

$$\begin{array}{r} 12 \\ \hline \end{array}$$

c. Number of employees

$$\begin{array}{r} 12 \\ \hline \end{array}$$

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 56

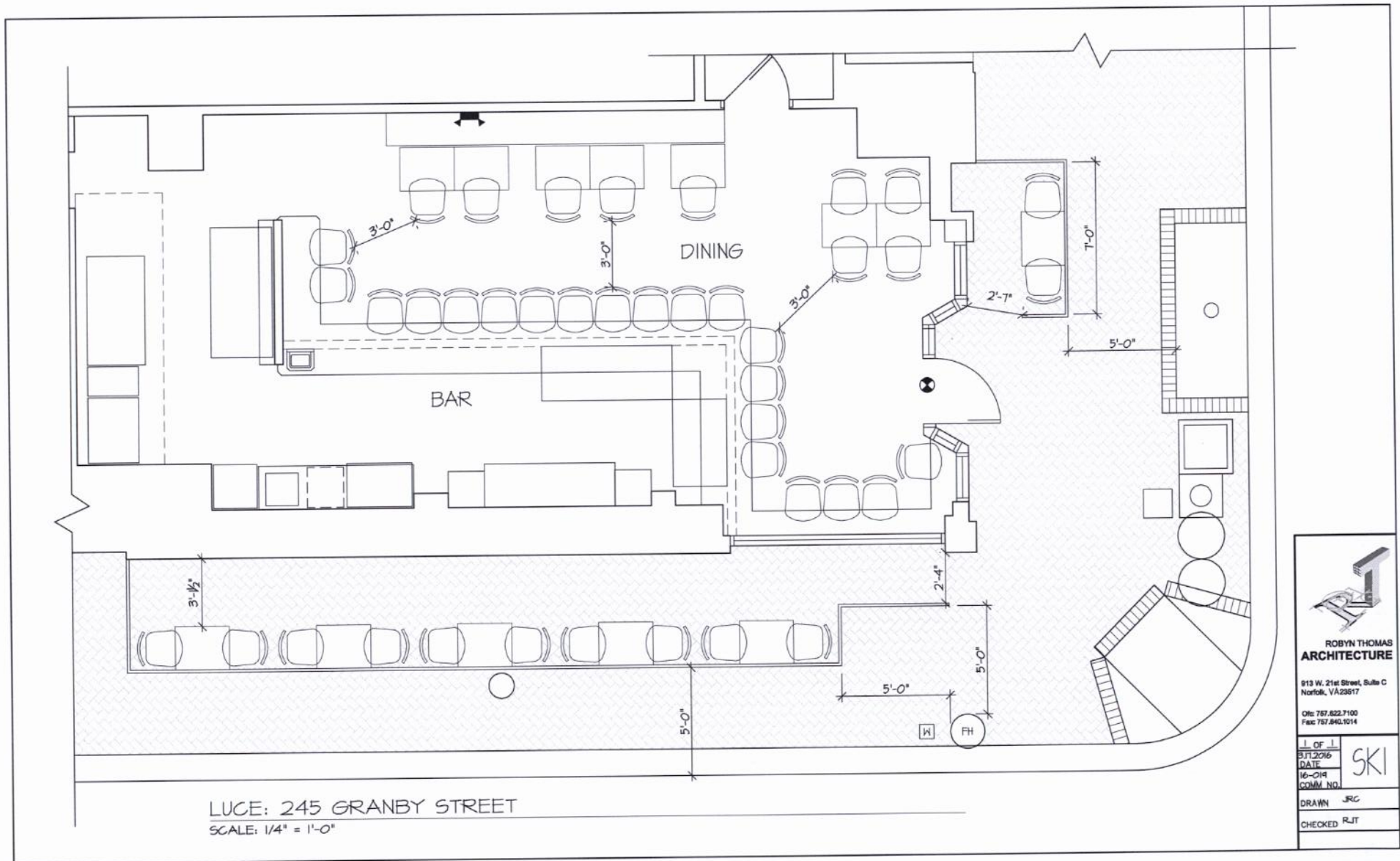
DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2015)



ROBYN THOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
Norfolk, VA 23517

Off: 757.622.7100
Fax: 757.640.1014

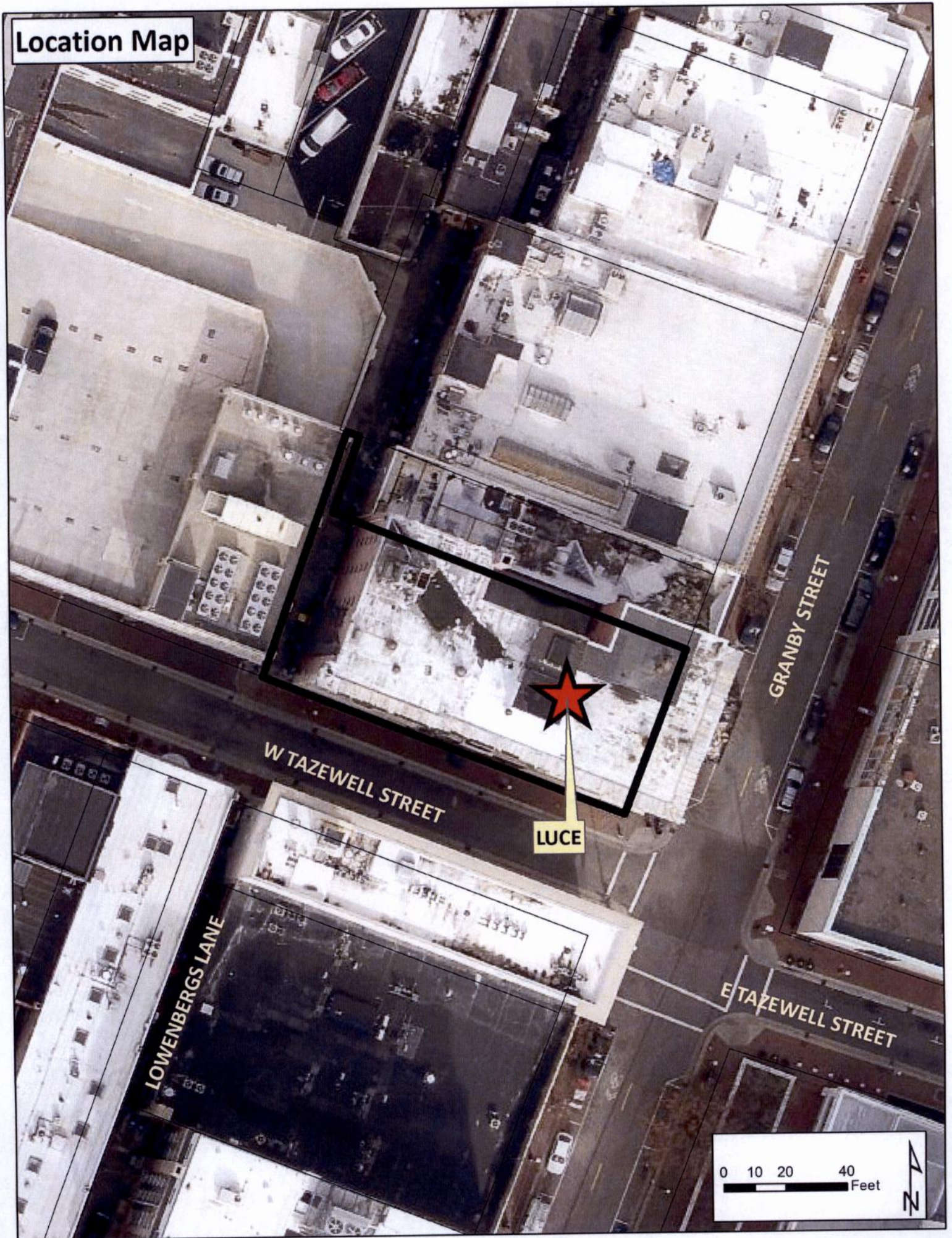
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3/1/2016
DATE
16-019
COMM. NO.

SKI

DRAWN JRG

CHECKED RJT

Location Map



Zoning Map

D-3

MADISON MEWS

D-3

D-3

COLLEGE PLACE

D-3

BOUSH STREET

BOUSH STREET

COLLEGE PLACE

D-3

MARKET STREET

D-3

W TAZEWELL STREET

GRANBY STREET

D-3

LUCE

E TAZEWELL STREET

D-3

D-3

LOWENBERGS LANE

BROOKE AVENUE

D-3

D-3

MCCULLOUGH'S LANE

D-3

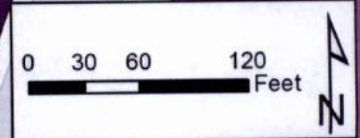
MONTICELLO AVENUE

D-2

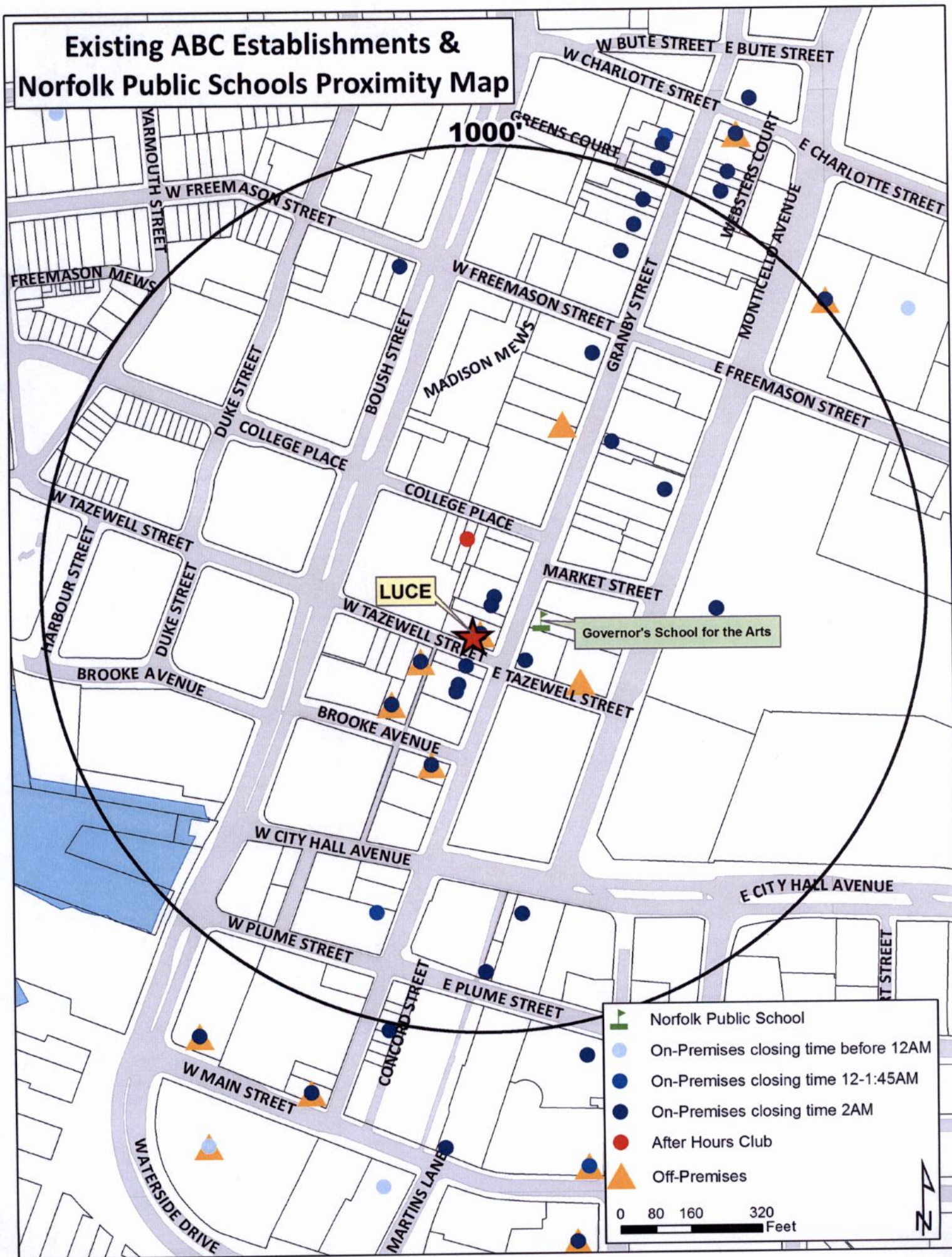
W CITY HALL AVENUE

D-2

D-2



Existing ABC Establishments & Norfolk Public Schools Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)**

Date

3/14/16

DESCRIPTION OF PROPERTY

Address

245 Granby St Suite 243

Existing Use of Property

RESTAURANT

Proposed Use

RESTAURANT

Current Building Square Footage

900 sq

Proposed Building Square Footage

900 sq

Trade Name of Business (if applicable)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

JARROD HALL MELISSA CARLAWA

1. Name of applicant: (Last) CARLAWA (First) TOMY (MI) _____

Mailing address of applicant (Street/P.O. Box): 245 GRANBY ST

(City) NORFOLK (State) VA (Zip Code) 23516

Daytime telephone number of applicant () 757-4901 Fax () _____

E-mail address of applicant: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2015)

**Application
Eating and Drinking Establishment
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HEW (First) RICK (MI) 5

Mailing address of applicant (Street/P.O. Box): 1400 GRACE ST UNIT 407

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant () 615-6905 Fax () _____

E-mail address of applicant: RICKHEWCONSULTING@GMAIL.COM

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) GADAMS (First) Buddy (MI) _____

Mailing address of property owner (Street/P.O. box): _____

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of owner () _____ email: BGADAMS@MARATHON
development.com

CIVIC LEAGUE INFORMATION

Civic League contact: DNC / DNCL

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Frank G. Gans Sign: [Signature] / /
(Property Owner) (Date)

Print name: Antonio Camara Sign: [Signature] 13-14-16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Rick Heenan Sign: [Signature] / /
(Authorized Agent Signature) (Date)

Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, March 16, 2016 2:10 PM
To: 'dncl@welovenorfolk.org'; Miller, Mary
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: new Planning Commission application
Attachments: Luce.pdf

Mr. Murphy and Ms. Miller,

Attached please find the following application for a special exception to operate an eating and drinking establishment at 245 Granby Street, suite 243.

The purpose of the request is to allow for a change of owner/operator of the existing restaurant.

The item is tentatively scheduled for the April 28, 2016 Planning Commission public hearing.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, March 16, 2016 4:04 PM
To: Whitney, Chris
Subject: FW: new Planning Commission application
Attachments: Luce.pdf

FYI

Matthew Straley
GIS Technician II



City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



From: Kevin R. Murphy [mailto:krmurphy@verizon.net]
Sent: Wednesday, March 16, 2016 4:01 PM
To: Straley, Matthew
Subject: RE: new Planning Commission application

Matthew,

The DNCL will have no objections to this application.

Kevin

From: Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]
Sent: Wednesday, March 16, 2016 2:11 PM
To: dncl@welovenorfolk.org; Miller, Mary <mmiller@downtownnorfolk.org>
Cc: Whibley, Terry <Theresa.Whibley@norfolk.gov>; Winn, Barclay <barclay.winn@norfolk.gov>; Howard, Oneiceia <Oneiceia.Howard@norfolk.gov>; Whitney, Chris <Chris.Whitney@norfolk.gov>
Subject: new Planning Commission application

Mr. Murphy and Ms. Miller,

Attached please find the following application for a special exception to operate an eating and drinking establishment at 245 Granby Street, suite 243.

The purpose of the request is to allow for a change of owner/operator of the existing restaurant.